



DOWNTOWN DEVELOPMENT AUTHORITY

Board of Directors

Wednesday, February 5, 2020, 3:00 p.m.

Council Chambers, City Hall – Midland, MI

Call to Order: 3:00 p.m.

Attending: Bryan Jao, Brad Kaye, Dave Kell, Jim Malek, Paul Barbeau, Cathy Bott, Jon Lauderbach

Absent: Bobbie Arnold, Bo Brines, Marty McGuire, Bo Miller, Bob Rathbun, James Wright

Chairmen Kell called the meeting to order at 3:00 p.m.

The Downtown Development Authority (DDA) Board meeting minutes of September 11 and October 9, 2019 were presented. Lauderbach moved approval, seconded by Jao. Minutes were unanimously approved.

Community Affairs Director Selina Tisdale introduced Assistant City Manager David Keenan who reviewed the Brownfield Redevelopment tool and how it affects the DDA. Kirstie Hardy, AKT Peerless, and Al Waar, Sahasa Realty Corporation introduced a plan to redevelop the former Midland Daily News located at 124, 128 McDonald Street and 100 Ashman Street site into residential properties. After discussion on the proposal, the following resolution was presented:

WHEREAS, the Midland Downtown Development Authority (DDA) has been presented with a redevelopment plan by Sahasa Realty Corp. for the properties located at 124, 128 McDonald Street and 100 Ashman Street; and
WHEREAS, the developer is pursuing approval of a Brownfield Plan that provides for tax increment financing as a means to reimburse the developer for eligible costs; and
WHEREAS, these taxes are part of the DDA's current tax capture and the DDA must agree to forgo additional future tax capture on improvements to these parcels for a period of up to, but not to exceed, 30 years; now therefore
RESOLVED that the DDA hereby approves, in concept, the brownfield development agreement as presented and authorizes DDA Chair David Kell to sign the agreement document in its final form in consultation with the city attorney and assistant city manager.

The resolution was moved by Barbeau and seconded by Jao. The motion received unanimous support from those in attendance.

Tisdale introduced David Burr of Rich and Associates who reviewed the findings of the 2019 Downtown Parking Study. Britney Gwisdala, 5801 Swede Avenue, spoke regarding handicapped parking spaces on Main Street in downtown Midland. The study will be made available on the downtown website cityofmidland.gov/parkingstudy. Comments will be received over the next month. The DDA board will revisit the study's recommendations and begin prioritizing proposed projects at the March 11, 2020 meeting.

Tisdale introduced Dustin Neumeyer, founding partner of Aberro Creative who reviewed the new downtown branding effort and plans for a redeveloped downtown website. The new brand will be launched in June 2020.

Board member Lauderbach left the meeting at 4:55 p.m.

Committee Reports:

Kell reported that the Communications Committee: Hot Cocoa crawl had more than 400 event cards returned; 500 participants took part in the Jingle Bell Run; 2020 calendar of events is being finalized.

Kell reported that the Executive Committee is working to finalize the strategic plan and plans to bring that forward at the March 11 meeting.

Midland Downtown Business Association President Daniel Buzzell reported that the Meet your Merchants event is planned for March 14, 3.14 which is Pie Day and the event will center on that theme. Ace Hardware is now selling Cops and Doughnuts products.

There were no public comments.

There was no new business.

Meeting adjourned at 5:00 p.m.